159.0	0011	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,100 / 682,100
					USE VALUE:	682,100 / 682,100
					ASSESSED:	682,100 / 682,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLS JEAN C
Owner 2:	
Owner 3:	
Street 1:	137 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RODOLICO JOHN M--ETAL -
Owner 2:	MILLS JEAN C -
Street 1:	137 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	262,100		420,000	682,100
Total Card	0.138	262,100		420,000	682,100
Total Parcel	0.138	262,100		420,000	682,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.68 | /Parcel: 473.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	106110
GIS Ref	
GIS Ref	
Insp Date	07/14/18

!12453!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0011-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,100	0	6,000.	420,000	682,100	682,100	Year End Roll	12/18/2019
2019	101	FV	214,100	0	6,000.	420,000	634,100	634,100	Year End Roll	1/3/2019
2018	101	FV	219,800	0	6,000.	354,000	573,800	573,800	Year End Roll	12/20/2017
2017	101	FV	219,800	0	6,000.	324,000	543,800	543,800	Year End Roll	1/3/2017
2016	101	FV	219,800	0	6,000.	276,000	495,800	495,800	Year End	1/4/2016
2015	101	FV	206,000	0	6,000.	240,000	446,000	446,000	Year End Roll	12/11/2014
2014	101	FV	206,000	0	6,000.	222,000	428,000	428,000	Year End Roll	12/16/2013
2013	101	FV	206,000	0	6,000.	211,200	417,200	417,200		12/13/2012

PRINT

Date	Time
12/11/20	02:32:27

LAST REV

Date	Time
07/30/18	14:09:04
apro	
12453	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODOLICO JOHN M	59030-470		5/4/2012	Convenience	1	No	No		
DEPRIMEO JOSEPH	22679-150		12/1/1992		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	106110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2016	1051	Manual	6,000		7/29/2016			Add 8 x 12 additio
10/20/2009	1018	Re-Roof	7,000					
10/3/2007	890	New Wind	18,998	C				
4/25/2006	302	Manual	4,000					add shower stall
5/21/2004	458	Porch	10,260			G6	GR FY06	ADD FRT PORCH 4X7
12/1/2003	1013	Inter Fi	5,000	C		G6	GR FY06	OF REAR ADDITION
9/18/2003	796	Addition	41,523	C		G6	GR FY06	REAR W/ FRM / DECK
5/6/1996	186	Dormers	10,500					32 FT SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2018	Inspected	BS	Barbara S
5/25/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Inspected	163	PATRIOT
11/12/2008	Measured	336	PATRIOT
3/29/2005	Fieldrev-Chg	BR	B Rossignol
3/24/2005	Permit Visit	BR	B Rossignol
4/27/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322000
Depreciation:	59892
Depreciated Total:	262108

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

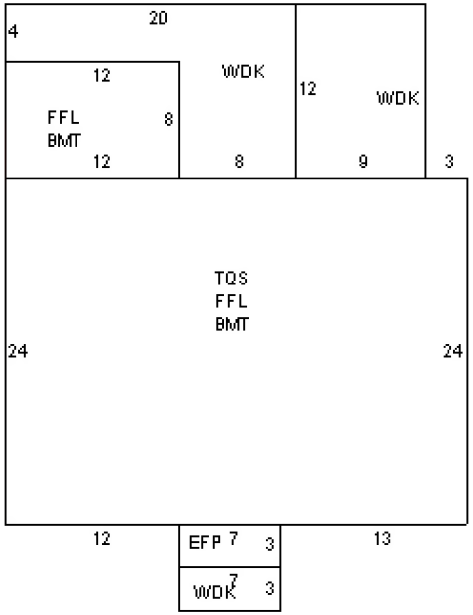
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	100.89
Final Total:	262100	Val/Su SzAd	182.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.520	36,738
FFL	First Floor	864	141.740	122,460
TQS	3/4 Story	576	141.740	81,640
WDK	Deck	273	9.660	2,638
EFP	Enclos Porch	21	72.590	1,524

Net Sketched Area:	2,598			Total:	245,000
Size Ad	1440	Gross Are	2790	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0011-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	